

Licensing Requirements

For: Builders & Trades in the City of Gaithersburg

The following information is provided to clarify what the licensing requirements are, here in the City of Gaithersburg, for anyone and everyone doing construction work on a property they do not own. Also discussed will be specific trades workers, such as electricians, plumbers, sprinkler contractors, and heating, venting, air conditioning and refrigeration mechanics, who each have their own, specific licensing requirements.

MHIC License. A MHIC License (Maryland Home Improvement Commission) is required for anyone and everyone who does building work on someone else's home. So, if you're working on someone else's home, whether it's a single-family house, townhouse, condo, or whatever, as long as they own it, you are required by the State of Maryland law to have a valid, current, MHIC license. (Title 8, Business Regulation, Annotated Code of Maryland, Sections 8-100 through 8-702)

Note: A MHIC license *does* entitle the bearer to do commercial construction. It does not, however, entitle the bearer to construct a new home in Montgomery County, including Gaithersburg. It also does not cover any licensed trade work.

Building Contractor's License/Montgomery County. A person constructing any type of new residence in Montgomery County, including Gaithersburg, must have a current Montgomery County Building Contractor's License. This includes single family homes, townhouses, duplexes and the like, and condominiums. (Montgomery County Code, Chapter 31C)

State of Maryland License – Construction. State of Maryland law requires anyone who does construction business in the state to have a state license. Therefore, other than those folks who do home improvement work and have a MHIC License, all builders who do any type of construction must have a State of Maryland License for construction. (Title 8, Business Regulation, Annotated Code of Maryland, Subtitle 6. Construction, Sections 17-601 through 17-603)

Note: Also, please take note that this includes new homebuilders in Montgomery County. They must also have either a MHIC license or a State of Maryland Construction license *in addition* to their Montgomery County Building Contractor's License.

Electricians Licenses. In the City of Gaithersburg, anyone doing electrical work on a building they do not own must be licensed with the City. The City recognizes State of Maryland and any Maryland county Master electrician's licenses. The fee in Gaithersburg for a Master Electricians license and/or a Master Limited License is \$190.00 for a two (2) year period. Renewal fees for the same are \$160.00 for a two (2) year period. The Master Limited License generally refers to those doing low voltage work, which does require a permit in the City. (City of Gaithersburg Code, Chapter 7, Electricity)

Plumbers and Gasfitters Licenses. Anyone doing plumbing and/or gasfitting in the City of Gaithersburg must be licensed with the Washington Suburban Sanitary Commission (WSSC). Homeowners can only do plumbing work specified in Section 207.1 of The WSSC Plumbing and Gasfitting Regulations.

Note: Under the WSSC Code, homeowners are *not allowed* to do gasfitting work of any kind.

State of Maryland HVACR License. The State of Maryland requires anyone doing construction or providing services in the areas of heating, ventilation, air conditioning and refrigeration, whether the work is commercial, residential, or both, to have a current State of Maryland HVACR license. The City of Gaithersburg therefore requires anyone doing work in these areas to display a current HVACR license before a permit will be issued. (Title 9A, Business Regulation, Annotated Code of Maryland, Sections 9A-101 through 9A-602)

State of Maryland Sprinkler Contractor's License. Any and all work involving automatic fire sprinkler systems, regardless of whether or not a permit is required, must be performed by a contractor holding a current State of Maryland Sprinkler License. A City of Gaithersburg Fire Protection Permit is required for all alterations of existing sprinkler systems and any installation of new sprinkler systems, except for limited area systems having 10 or fewer sprinklers. Regardless of whether or not a permit is required, the sprinkler contractor must complete a Contractor's Material and Test Certificate for the work performed and provide a copy to the City of Gaithersburg. (Article 38A, Section 3, Annotated Code of Maryland, Title 29, Subtitle 06, Chapter 5 – Fire Sprinkler Contractor Licensing Regulations)